034.0	0003	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	456,700 / 456,700
					USE VALUE:	456,700 / 456,700
					ASSESSED:	456,700 / 456,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHEN JIN
Owner 2:	
Owner 3:	
Street 1:	105 SUNNYSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HURLEY JAMES J & MARGARET T -
Owner 2:	-
Street 1:	105 SUNNYSIDE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,038 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Vinyl Exterior and 808 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3038.000	129,600		327,100	456,700
Total Card	0.070	129,600		327,100	456,700
Total Parcel	0.070	129,600		327,100	456,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 565.22 | /Parcel: 565.2

Legal Description

User Acct 23575

GIS Ref

GIS Ref

Insp Date 12/07/18

Entered Lot Size

Total Land:

Land Unit Type:

!2796!

PREVIOUS ASSESSMENT

Parcel ID 034.0-0003-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	130,100	0	3,038.	327,100	457,200	457,200	Year End Roll	12/18/2019
2019	101	FV	105,900	0	3,038.	296,500	402,400	402,400	Year End Roll	1/3/2019
2018	101	FV	105,900	0	3,038.	281,100	387,000	387,000	Year End Roll	12/20/2017
2017	101	FV	105,900	0	3,038.	245,300	351,200	351,200	Year End Roll	1/3/2017
2016	101	FV	105,900	0	3,038.	209,600	315,500	315,500	Year End	1/4/2016
2015	101	FV	85,000	0	3,038.	194,200	279,200	279,200	Year End Roll	12/11/2014
2014	101	FV	85,000	0	3,038.	161,000	246,000	246,000	Year End Roll	12/16/2013
2013	101	FV	85,000	0	3,038.	153,300	238,300	238,300		12/13/2012

PRINT

Date	Time
12/10/20	18:08:57

LAST REV

Date	Time
05/14/19	14:13:31
apro	
2796	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HURLEY JAMES J	70296-446		11/28/2017		425,000	No	No		
	20766-209		9/1/1990		1	No	No		Margaret T Hurley dod 1/8/2017

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/9/2004	69	Manual	13,000			G6	GR FY06	3 SEASON SUNROOM 1
12/9/2002	1004	Siding	7,200					

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	MEAS&NOTICE	CC	Chris C
1/30/2018	SQ Returned	MM	Mary M
1/21/2009	Meas/Inspect	294	PATRIOT
11/8/2005	Permit Visit	BR	B Rossignol
2/3/2003	External Ins	PM	Peter M
5/16/2000	Inspected	276	PATRIOT
2/18/2000	Measured	270	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	23575
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3038		Sq. Ft.	Site		0	64.	1.68	3									327,130						327,100	

Total AC/HA: 0.06974 | Total SF/SM: 3038 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 327,130 | Spl Credit | Total: 327,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.92675728
Adj $ / SQ:	125.112
Other Features:	51535
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	176139
Depreciation:	46501
Depreciated Total:	129638

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 5 | BRs: 2 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

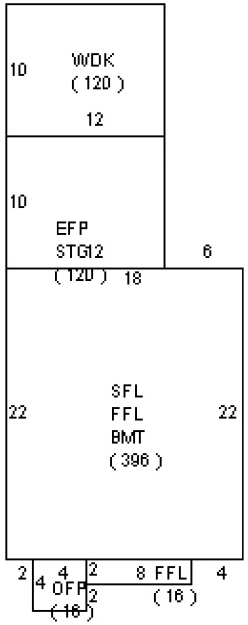
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	125.11
Special Features:	0	Val/Su Net:	82.03
Final Total:	129600	Val/Su SzAd	160.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	412	125.110	51,546
BMT	Basement	396	37.530	14,863
SFL	Second Floor	396	125.110	49,544
EFP	Enclos Porch	120	46.260	5,551
STG	Storage	120	7.110	853
WDK	Deck	120	13.280	1,594
OFP	Open Porch	16	40.780	652
	Net Sketched Area:	1,580	Total:	124,603
Size Ad	808	Gross Are	1580	FinArea 808

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0003-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total: